

SAUSALITO PLANNING COMMISSION
Wednesday, September 2, 2020
Approved Action Minutes¹

1. CALL TO ORDER

Chair Kellman called the meeting to order at 6:30 p.m.

Planning Commission:

Present: Chair Janelle Kellman, Vice Chair Kristina Feller,
Commissioner Richard Graef, Commissioner Vicki Nichols,
Commissioner Morgan Pierce

Absent: None.

Staff: Community Development Director Lilly Whalen
Christy Usher, Senior Planner
City Attorney Mary Wagner

Community Development Director Whalen stated that the meeting was being held pursuant to Section 3 of Executive Order N-29-20 issued by Governor Newsom on March 17, 2020; all members had joined the meeting telephonically through Zoom; and the meeting was being broadcast live on the City of Sausalito website.

2. APPROVAL OF AGENDA

Commissioner Pierce moved and Commissioner Feller seconded a motion to approve the Planning Commission agenda, as presented. The motion passed 5-0.

3. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

4. PUBLIC HEARING

Declarations regarding Planning Commission Public Contacts

Chair Kellman disclosed with respect to Item 4.A. that she received an email from Len Rifkind but after consulting with the City Attorney she conveyed to him that she could have no further communication with him.

¹ A video recording of this meeting is available at: www.sausalito.gov.

A. 900 BRIDGEWAY / CONDITION USE PERMIT AMENDMENT, REVISED PARKING AGREEMENT AND VARIANCE (APN: 065-037-07; PROJECT ID: 2019-00275 / CUP 2018-00415)

SUMMARY: An Amendment to an existing Conditional Use Permit (#663) to allow the reconfiguration of parking located on public and private properties and a Variance to allow the required length of parking spaces to be reduced by 7 and 1/8", and a revised Parking Agreement and a Quit Claim Deed have been requested for the property at 900 Bridgeway.

RECOMMENDATION: Approve the amendment to Conditional Use Permit #663 and approve a Variance to allow a minimal reduction in the length of seven (7) parking spaces to be located entirely on private property; and recommend that the City Council approve a revised Parking Easement and Agreement and consider the request for Fee Waiver and Quit Claim Deed.

The public hearing was opened.

Senior Planner Christy Usher provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The public testimony period was opened.

The applicants, Owner Dean Ornish, Len Rifkind of Rifkind Law Group, and architect Michael Rex of Michael Rex Architecture, provided a PowerPoint presentation.

Planning Commission questions to the applicants followed.

Public Comments:

None.

The public testimony period was closed.

Planning Commission comments followed.

Planning Commission questions to staff followed.

The public testimony period was reopened.

Applicant comments followed.

The public testimony period was closed.

Staff comments followed.

Commissioner Pierce moved and Commissioner Nichols seconded a motion to approve a Conditional Use Permit and Variance and recommend City Council approval for a Parking Easement and Agreement for 900 Bridgeway, and to defer the request for Fee Waiver and Quit Claim Deed to City Council, subject to the following additional conditions of approval:

- **Documentation shall be provided showing history of communications with the police department regarding parking information, where this fits into the City's overall finances regarding parking, how it impacts the City, and how the police department manages it; as well as correspondence between City Staff and the applicant.**
- **Public Works shall work with the Sausalito Police Department to achieve agreement on parking enforcement.**
- **Clear signage indicating parking restrictions and regulations regarding when the public may and may not park in the shared parking spots shall be provided.**
- **A change from the Office use, with 23 required parking spaces, to Retail would require Planning Commission approval for the applicant's preferred parking configuration, or the parking configuration would revert back the current 25 required spaces.**

The motion passed 5-0.

The public hearing was closed.

5. COMMUNICATIONS

- **Staff: Community Development Director Whalen stated that:**
 - **City Council heard the General Plan at a special meeting on September 1st.**
 - **Staff will bring the City Council a revised General Plan Update Schedule that would include additional public review time and potential recirculation of the EIR on September 8th.**
 - **Staff will bring the Planning Commission the new General Plan objectives, policies, and programs on September 16th.**
 - **City Council will review those new policies and programs on September 22nd.**
- **Commission: None.**


ADJOURNMENT

Commissioner Feller moved and Commissioner Pierce seconded a motion to adjourn the meeting. The motion passed 5-0.

The meeting was adjourned at 8:40 p.m.



Submitted by
Lilly Whalen
Community Development Director



Approved by
Janelle Kellman
Chair